



Village Planning Committee Meeting Summary

GPA-SM-CC-1-21-7-8

Date of VPC Meeting	January 10, 2022
Request	To establish the South Central Transit Oriented Development Community Plan.
Location	Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
VPC Recommendation	Approval, per the staff recommendation.
VPC Vote	13-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

There were four requests to speak on this item, in support. Committee members Rachel Frazier Johnson and Darlene Martinez joined during this item, bringing quorum to 13.

Joel Carrasco, staff, introduced the item and showed a map of the light rail extension. **Elias Valencia**, staff, shared that this plan is the amalgamation of over three years of public participation, it is not regulatory, nor does it rezone any property outright, and the elements of the plan. Mr. Valencia added that the public participation was robust, done in English and Spanish, and shared that the Steering Committee, appointed by the Mayor and City Council, championed the community's need to protect existing residents, and that the vision for the plan is to reject displacement. Mr. Valencia showed the four subareas denoted as areas to protect, enhance, and invest, and shared that the plan has an image of the potential buildout for each station area and that the plan has implementation strategies for the short-term and the long-term. Mr. Valencia ended by sharing the proposed hearing schedule.

Questions from the Committee:

Eva Olivas shared that she served as the Steering Committee Chair, the experience was challenging and rewarding, they really listened to the community needs, that community engagement was critical, flexibility was also important and thanked City staff for all their help. Mr. Valencia responded that it was an honor to work with Ms. Olivas who is a great champion of the community, and that they took a comprehensive

approach to engagement and shared an example of a developers convening to hear challenges that local developers face.

Chris Colyer echoed the sentiments of Ms. Olivas, shared that he also served on the Steering Committee and that Ms. Olivas did a wonderful job as Chair, and thanked staff for their efforts.

Vice Chair Ryan Boyd asked if duplexes, triplexes or mobile home parks are permitted in R1-6 zoned parcels, since many of the “protect” areas are zoned that, and what are the tools that can be used to increase density in those areas. Mr. Valencia replied that the Walkable Urban Code I a great tool to have a mix of housing types, and some areas have underlying multifamily zoning but are built out as single-family residential neighborhoods, and that the areas can be revisited and that the plan is a living document.

Public Comment:

Francisca Montoya thanked city staff for their efforts, shared that Central City South was previously viewed as an underserved area, but it is a beautiful community and that the plan is just the beginning for the area and will serve as a design guide for future development.

Krista Shepard shared that she is a resident of the area, is part of the South Central Collaborative and Phoenix Community Alliance, and that this plan will improve the quality of life and for current and future generations in the area, implementing zoning to reduce displacement is key, and that their analysis confirms the urgency of the plan and the need to reduce displacement.

Victor Vidales shared that he is a small business owner, a member of the SoPho Convening, that this plan is long overdue and that equitable TOD enables people to stay in their community, that two thirds of the residents in the area are renters, with an annual income of less that \$20,000 and a family spends 60% of their income on housing and transportation costs.

Shannon Scutari shared that this plan is a culmination of several years of work, it is the voice of the community, it is just the beginning for the area and that the community is key in implementing the plan.

Response to Public Comment:

Mr. Valencia thanked the community members for their support and kind words.

Motion:

Eva Olivas motioned to recommend approval per the staff recommendation. **Ash Uss** seconded the motion.

Discussion:

Vice Chair Ryan Boyd shared that while he likes the plan, there is a concern that the Zoning Code does not allow people to do what the plan wants, unless people voluntarily rezone their property, and that the plan calls for multimodal pathways but some of the streets have suicide lanes, and if the concern is about displacement, there are less tools to reject displacement, citing an example of a Historic Preservation overlay being used to protect areas but there are no other tools like that to protect areas. Vice Chair Boyd concluded that it is a wonderful plan, but we need to create zoning tools to implement it.

Chair Nate Sonoskey echoed Vice Chair Boyd's comments and shared that this should be an item the committee tracks over the course of the year.

Janey Pearl Starks shared that Mountain Park Health Center where she works, is part of the plan area and asked if Ms. Olivas would like to make a motion on the item.

Vote

13-0, Motion to approve passed, with Committee Members, Burns, Colyer, Gaona, Gonzalez, R. Johnson, Lockhart, Martinez, Olivas, Panetta, Starks, Uss, Boyd and Sonoskey in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.



Village Planning Committee Meeting Summary

GPA-SM-CC-1-21-7-8

Date of VPC Meeting	January 11, 2022
Request	General Plan Amendment to create the South Central TOD Community Plan
Location	Area generally bounded by Union Pacific Rail Road on the North, 7th Street on the east, 7th Avenue on the west, South Mountain Avenue on the south
Recommendation	Approval
Vote	15-0; Members Aldama, Alvarez, Brownell, Busching, Coleman, Greathouse, Hare, Holmerud, Ray, Said, Shepard, Smith, Viera, Marchuk and Daniels in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Eight members of the public registered to speak in support of this item.

Elias Valencia, with the Planning and Development Department, introduced himself and provided an overview of the South Central Transit Oriented Development (SCTOD) policy plan draft which has been finalized. He provided a summary of the plan, noting past and current efforts. He discussed the role of the SCTOD steering committee. The plan has four main sections, and he discussed the framework of the plan. Public engagement efforts were noted, including visioning sessions to help reject displacement. He discussed the four areas noted in the plan, discussing land use priorities and describing measures to protect, enhance and invest. He described residential plus mixed-use character areas, measurable outcomes, implementation strategies and actions. He concluded the presentation by providing a timeline on the plan adoption and asked for approval of this policy document.

Greg Brownell stated that a builder does not need to adhere to this plan and discussed the existing General Plan.

Mr. Valencia explained that this would be a guiding policy document and discussed the existing General Plan.

Vice Chair Marchuk discussed the densification along the SCTOD corridor and asked whether densification in other areas outside of the SCTOD corridor would still be encouraged.

Mr. Valencia stated that context is important for any case and stated that this plan helps outline where certain land uses should go.

Fatima Said would like for more discussion on displacement. She provided examples of trespassing on transportation platforms. She asked if there could be free light rail passes given out to people and asked how this effort relates to Valley Metro and displacement.

Mr. Valencia discussed both short-term and long-term goals, adding that development should be sensitive to context and scale. He discussed some elements that were shared with Valley Metro.

Lee Coleman thanked Mr. Valencia for his efforts. He stated that there are other types of shade that are not only vegetative.

Mr. Valencia looks forward to partner with the Office of Heat Response and Mitigation. He added that structural shade is also important.

Chairwoman Daniels asked for additional questions from the committee. She then opened the floor for public comments on this case.

Francisca Montoya introduced herself and stated that this is the first undertaking of its kind and discussed the disinvestment in the area. This is a beautiful community and congratulated the members for their aspirations. This should be a guide and understands that this vision will take time to develop.

Petra Falcon echo's Ms. Montoya's comments that this plan is a guide for developers to stop displacement and gentrification. She has lived here for over 45 years and has family who now lives in the area. She wants the future generations to see this and there needs to be a commitment to accomplish this vision. The work needs to continue.

Gabriel Jaramillo supports the work and vision for the area to avoid gentrification and address the needs of the community.

Victor Vidales urges support for the plan. He discussed the benefits of the plan and all the hard work for this. Equitable TOD was discussed, and the studies conducted along this corridor. Most families here live on \$20,000 per year and most is spent on transit and housing costs. He discussed his roots in this community.

Armando Ruiz supports this plan. He gave his input as a SCTOD Steering Committee member and stated that the plan is not perfect, but it serves as a guide. The destiny of the corridor is in all of our hands.

Shannon Scutari stated that this plan is the voice of the people and all need to be held accountable, including city officials, to implement this plan.

Samuel Gomez and Krista Shepard registered to speak but were not available during the meeting.

Chairwoman Daniels asked for further discussion or a motion on the item.

Mr. Brownell is not happy with the operation of the SCTOD Steering Committee but is happy with the Plan set forth by the city. This committee needs to vote per the plan and all need to be strong even when voting against a proposal.

Vice Chair Marchuk stated that this should reinforce the need to adhere to the General Plan Land Use Map designation in areas outside of the SCTOD corridor.

MOTION:

Mr. Coleman motioned to approve case GPA-SM-CC-1-21-7-8 per the staff recommendation. **Mr. Holmerud** seconded the motion.

VOTE:

15-0; Members Aldama, Alvarez, Brownell, Busching, Coleman, Greathouse, Hare, Holmerud, Ray, Said, Shepard, Smith, Viera, Marchuk and Daniels in favor; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.